



CITY COUNCIL
ATLANTA, GEORGIA

03-0-1475

AN ORDINANCE

Lehi Starnes

BY:

AN ORDINANCE TO AMEND THE LAND USE AND GENERAL GOVERNMENT ELEMENTS OF THE CITY OF ATLANTA 2004-2019 COMPREHENSIVE DEVELOPMENT PLAN (CDP) SO AS TO ADD AND DELETE VARIOUS NPU I AND USE POLICIES AND TO ADD POLICIES REGARDING SUSTAINABLE DEVELOPMENT DESIGN STANDARDS, AND FOR OTHER PURPOSES.

WHEREAS the executive branch of city government conducted six study-area public hearings in March of 2003 to solicit NPU and citizen input into the Draft 2004-2019 Comprehensive Development Plan; and

WHEREAS the Bureau of Planning's professional staff has evaluated the citizen input on proposed changes to NPU land use policies and is recommending the changes as described in Attachment-A; and

WHEREAS the city of Atlanta is supportive of policies associated with Sustainable Development Design Standards and would like to see those policies, as described in Attachment-B incorporated into the 2004-2019 Comprehensive Development Plan;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS:

SECTION 1: That the 2004-2019 Comprehensive Development Plan (CDP) of the City of Atlanta, Georgia is hereby amended by changing the Land Use Element and General Government Elements of said plan so as to add and delete NPU land use policies, as described in Attachment-A, and to add policies regarding Sustainable Development Design standards, as described in Attachment-B, and for other purposes.

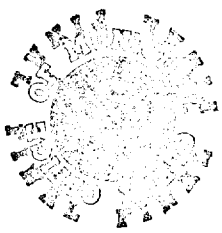
SECTION 2: That all ordinances or parts of ordinances that are in conflict with this ordinance are hereby repealed.

A true copy,

Phonda Dauphin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

OCT 06, 2003
OCT 14, 2003



Attachment-A

Proposed amendments to the adopted 2004-2019 Comprehensive Development Plan 's Land Use Element, Land Use Policies for Neighborhood Planning Units (NPU) Section.

NPU-A

Add policies:

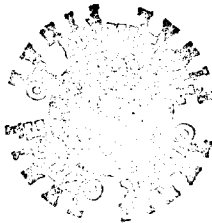
- A-7 Limit multi-family uses on Northside Parkway from the Cobb County Line to Moores Mill Road.
- A-8 Preserve the existing zoning boundaries of the Paces Civic Association neighborhood.
- A-9 Maintain the existing zoning boundaries of the Randall Mill neighborhood in which the Paces West Town Homes and the Longcourte cluster housing development serve as the transitional use between the office/commercial center and the one-acre, single family housing along West Paces Ferry Road, East Beechwood Drive and Randall Mill Road.

NPU-B

Delete existing policies: B-4, B-5, B-6, B-7, B-8, B-9

Add revised policies:

- B-4 Maintain the CSX Railroad and MARTA tracks as the firm southern boundary of the Lenox station development node. Permit no residential uses to encroach upon the Pine Hill neighborhood south of this boundary. Maintain current CDP zoning and land-use densities in Pine Hill (single family and multi-family). Protect single-family uses in the interior of the neighborhood and limit multi-family uses to those properties having frontage along Lenox Road.
- B-5 Maintain residential-only uses along both sides of the Roxboro Road corridor from Peachtree Road to East Paces Ferry Road. Permit only low-density development (O-8 U/A) on lots on the east side of Roxboro Road and medium-density development on the west side of Roxboro. Maintain the existing uses and densities along the Peachtree Road corridor from Roxboro Road to the DeKalb County Line. Permit no nonresidential use to encroach upon Ridgedale Park or Brookhaven neighborhoods.
- B-6 Maintain Lenox Road/Phipps Boulevard (also know as the Buckhead Loop/ Wieuca Road Connector) as the firm boundary between residential land use north of the boundary and mixed-use land use south of the boundary. Permit no non-residential uses to encroach upon the single-family uses of the North Buckhead neighborhood north of Lenox Road. also know as the Buckhead Loop/Phipps Boulevard/Wieuca Road Connector.

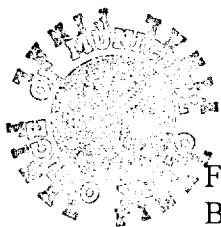
- 
- B-7 Within the capacity of the existing sewer, transportation, and storm water systems, permit development of high-density residential and mixed-uses development in the development nodes that are associated with the Buckhead, Lenox, and Lindbergh MARTA stations. Encourage development that is located in designated mixed-use districts to consist of residential and commercial (office and /or retail) uses that have a ratio of at least 1:1 with development to be phased so that residential space is developed in advance or concurrent with, an equivalent amount of commercial (office and retail) space.
 - B-8 Contain strip commercial use along Peachtree, Piedmont and Roswell Roads. Promote the redevelopment of existing commercial strips along these corridors so as to enable the reduction of curb cuts and turn-lanes, as well as the improvement and consolidation of points of automobile access to the development and the utilizing of Neighborhood Commercial Zoning. Maintain existing land use along and existing land uses and densities along the Roswell Road corridor. Protect the integrity of R-LC (Residential-Limited Commercial) Districts on East Paces Ferry Road, east of the Buckhead Village and west of Piedmont Road, East Shadowlawn, Pharr Road at Hardman Court, Hardman Court, Lookout Place, Grandview Avenue, North Fulton Drive and Piedmont Road between Pharr Road and East Wesley Road from encroaching by commercial zoning districts. Encourage pedestrian connectivity and bicycle lanes along all major connections.
 - B-9 Implement Special Public Interest (SPI) District regulations that are contained in the study entitled “A Vision for Buckhead Village” using recommendations by the Buckhead Action Committee in the “Buckhead Action Plan” related to transportation, pedestrian safety and appeal, and street scapes. Maintain the diversity of low-density commercial uses and promote a mix of multi-family residential housing types in the same building, with parking included within the Buckhead Village. Maintain high-density commercial and residential uses north of Buckhead Village along the Peachtree corridor; promote transitional zones between residential neighborhoods using mid and low-rise mixed-use development. Encourage all development in the area covered in the “Buckhead Action Plan” to be in accordance with the guidelines set forth in the final adopted version of the “Buckhead Action Plan” by incorporating appropriate elements into the CDP.

NPU-F

Delete existing policies F-2 and F-7.

Add revised policies:

F-2 Protect the historic integrity and single-family character of Virginia-Highland, Atkin Park, Morningside-Lenox Park, Piedmont Heights and Lindridge Martin Manor neighborhoods and the low density residential character of the St. Charles-Greenwood neighborhoods.



F-7 Encourage new mixed-use and pedestrian oriented development along Cheshire Bridge road.

NPU-K

Add new policies:

K-6 Support the creation of Neighborhood Commercial Nodes around commercial intersections with a focus on retail and mixed-use development serving nearby neighborhoods in NPU-K.

K-7 Encourage the rezoning of all I-2 property to a mixed-use classification.

NPU-W

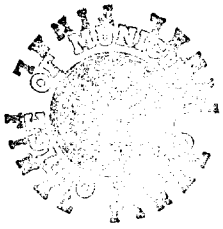
Delete existing policies W-8, W-11.

Add revised policies:

- W-8 Encourage and foster the revitalization of NPU-W by annually reviewing the City's NPU-W 15-year Recommended Land Use Map.
- W-11 Encourage the preservation and promote the use of the Entrenchment Creek floodplain as open space and the site of a 25-acre park and adjacent PDH housing.
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Add new policy:

- W-12 Support a restriction on the siting of impound lots, landfills, municipal trash transfer stations and other similar facilities in NPU-W.



Attachment-B

Proposed amendment to the adopted 2004-2019 Comprehensive Development Plan's
General Government Element, Current Policies Section.

Sustainable Development Design Standards

The City of Atlanta established a new Article I and II, Chapter 75 of the Code of Ordinances entitled Sustainable Development Design Standards through O3-O-0456 in 2003. The purpose of the City of Atlanta's policy on sustainable building is to demonstrate the City's commitment to environmental, economic, and social stewardship, to yield cost savings to the City taxpayers through reduced operating costs, to provide healthy work environments for staff and visitors, and to contribute to the City's goals of protecting, conserving, and enhancing the region's environmental resources. Additionally, the City will help to set a community standard of sustainable building.

All City departments and offices and their contractors responsible for financing, planning, designing, developing, constructing and managing City-owned facilities and buildings are affected by the Sustainable Development Design Standards.

The City of Atlanta will incorporate green and/or sustainable building principles and practices into the design, construction, and operations of all City facilities, and City-funded projects to the fullest extent possible. Furthermore, the City will provide leadership and guidance to encourage the application of green building practices in private sector development. This policy is expected to yield long-term cost savings to the City's taxpayers due to substantial improvements in life-cycle performance and reduced life-cycle costs.

It is the policy of the City of Atlanta to finance, plan, design, construct, manage, renovate, maintain, and decommission its facilities and buildings to be sustainable. This applies to new construction and renovations in which the total project square footage of 5,000 gross square feet of occupied space. Renovation as defined by Georgia Code 20-2-260 refers to construction projects which consist of the installation or replacement of major building components such as lighting, heating, air-conditioning, plumbing, roofing, electrical, electronic, or flooring systems; millwork; cabinet work and fixed equipment; energy retrofit packages; or room-size modifications within an existing facility, but excluding routine maintenance and repair items or operations.

Facilities and buildings over 5,000 gross square feet of occupied space will at a minimum incorporate sustainable design criterion as defined by the policy. Design and project management teams are required to meet LEEDTM Silver rating level (33-38 points).

The Commissioners of all City Departments whose responsibilities include planning, designing, constructing or renovating City-owned facilities are responsible for submitting a Request for Proposal (RFP) to the Department of Procurement specifying the



mandatory requirement of complying with the Sustainable Development Design Guidelines.

What is Sustainable Building?

Sustainability: Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Building: Sustainable building means the integration of building materials and methods that promote environmental quality, economic vitality, and social benefit through the design, construction and operation of the built environment. Sustainable building merges sound, environmentally responsible practices into one discipline that looks at the environmental, economic and social effects of a building or built project as a whole. Sustainable design encompasses the following broad topics: efficient management of energy and water resources, management of material resources and waste, protection of environmental quality, protection of health and indoor environmental quality, reinforcement of natural systems, and integrating the design approach.

The Benefits of Sustainable Building

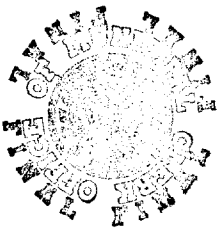
By implementing the Sustainable Development Design Standards, the City should recognize the followings benefits: reduced operating costs; energy efficiency; water efficiency; waste reduction; site conservation; improved productivity and human health; and communities benefits.

The LEED System

The City of Atlanta's Sustainable Development Design Standards is tied to a green building rating system known as LEED™, developed by the US Green Building Council (USGBC). The USGBC was formed in 1993 to accelerate the adoption of green building practices, technologies, policies, and standards. The USGBC developed the Leadership in Energy and Environmental Design (LEED) rating system to promote market transformation. LEED is a self certifying system designed for rating new and existing commercial, institutional, and high-rise residential buildings. Different levels of green building certification are awarded based on the total credits earned in each of several categories such as site, energy, material resources, indoor environmental quality, and water.

The Tools

The following resources will be available for the purpose of assisting each Department with the incorporation of the Sustainable Development Design Standards:



- Ordinance O3-O-0456
- City Policy Documents and Georgia Code Standards
- LEED Reference Manual
- Registration Format
- Information on Local Resources
- Project Manager Task List
- Draft RFP
- Life Cycle Cost Assessment

Pilot Projects

The following Departments within the next 12 months shall incorporate the opportunity for the City to begin constructing facilities per the Sustainable Development Design Standards.

- Fire Department
- Department of Watershed Management: Utoy Creek WRC
- Existing Traffic Court

RCS# 5041
10/06/03
2:05 PM

Atlanta City Council

Regular Session

CONSENT I

CONSENT I PGS 1-14

ADOPT

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	NV Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	B Boazman	NV Woolard

CONSENT I

		10-06-03 Council Meeting
ITEMS ADOPTED ON CONSENT	ITEMS ADVERSED ON CONSENT	ITEMS ADVERSED ON CONSENT
1. 03-O-1475	37. 03-R-1521	71. 03-R-1555
2. 03-O-1471	38. 03-R-1522	72. 03-R-1556
3. 03-O-1438	39. 03-R-1523	73. 03-R-1557
4. 03-O-1442	40. 03-R-1524	74. 03-R-1558
5. 03-O-1452	41. 03-R-1525	75. 03-R-1559
6. 03-O-1380	42. 03-R-1526	76. 03-R-1560
7. 03-O-1478	43. 03-R-1527	77. 03-R-1561
8. 03-O-1479	44. 03-R-1528	78. 03-R-1562
9. 03-O-0953	45. 03-R-1529	79. 03-R-1563
10. 03-O-1455	46. 03-R-1530	80. 03-R-1564
11. 03-O-1476	47. 03-R-1531	81. 03-R-1565
12. 03-O-1481	48. 03-R-1532	82. 03-R-1566
13. 03-R-1498	49. 03-R-1533	83. 03-R-1567
14. 03-R-1499	50. 03-R-1534	84. 03-R-1568
15. 03-R-1582	51. 03-R-1535	85. 03-R-1569
16. 03-R-1583	52. 03-R-1536	86. 03-R-1570
17. 03-R-1502	53. 03-R-1537	87. 03-R-1571
18. 03-R-1503	54. 03-R-1538	88. 03-R-1572
19. 03-R-1505	55. 03-R-1539	89. 03-R-1573
20. 03-R-1506	56. 03-R-1540	90. 03-R-1574
21. 03-R-1507	57. 03-R-1541	91. 03-R-1575
22. 03-R-1488	58. 03-R-1542	92. 03-R-1576
23. 03-R-1489	59. 03-R-1543	93. 03-R-1577
24. 03-R-1490	60. 03-R-1544	94. 03-R-1578
25. 03-R-1491	61. 03-R-1545	
26. 03-R-1492	62. 03-R-1546	
27. 03-R-1495	63. 03-R-1547	
28. 03-R-1513	64. 03-R-1548	
29. 03-R-1514	65. 03-R-1549	
30. 03-R-1515	66. 03-R-1550	
31. 03-R-1516	67. 03-R-1551	
32. 03-R-1517	68. 03-R-1552	
33. 03-R-1518	69. 03-R-1553	
34. 03-R-1519	70. 03-R-1554	
35. 03-R-1520		
36. 03-R-1579		

Consent I Vote: 13 Yeas; 0Nays: (See RCS #5041)

03-0-1475

(Do Not Write Above This Line)

AN ORDINANCE BY
COMMUNITY DEVELOPMENT AND HUMAN
RESOURCES COMMITTEE

AN ORDINANCE TO AMEND THE LAND USE AND
GENERAL GOVERNMENT ELEMENTS OF THE CITY
OF ATLANTA 2004-2019 COMPREHENSIVE
DEVELOPMENT PLAN (CDP) SO AS TO ADD AND
DELETE VARIOUS NPU LAND USE POLICIES
AND TO ADD POLICIES REGARDING SUSTAINABLE
DEVELOPMENT DESIGN STANDARDS, AND FOR
OTHER PURPOSES.

ADOPTED BY

OCT 06 2003

COUNCIL

- ☐ CONSENT REFER
☐ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER
☒ PERSONAL PAPER REFER

Date Referred 09/15/03

Referred To: CD/HR

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred to _____

Committee CD/HR
Date 9/20/03
Chair
Action:
Fav, Adv, Hold (see rev. side)
Other:
Members
Refer To

Committee
Date
Chair
Action:
Fav, Adv, Hold (see rev. side)
Other:
Members
Refer To

FINAL COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☒ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED

OCT 06 2003

ATLANTA CITY COUNCIL PRESIDENT

Catherine W. Woodard

CERTIFIED

OCT 06 2003

Richard D. Bingham
MUNICIPAL CLERK

MAYOR'S ACTION

Mayor's Signature
MAYOR